

District 2

The boundaries of District 2 are shown on the map provided in Figure 7. District 2 contains a mixture of commercial uses and is strongly pedestrian-oriented as a continuation of the Village Center (District 1) in terms of building scale and character. Existing residential uses will be phased out of the district over time. Buildings will be set back from the sidewalk in a landscaped lawn setting and any on-site parking will be located adjacent to alleys and away from street frontages.



District 2 - Figure 7

District 2

Following are the individual development standards which have been set forth for all projects to be developed within District 2 of the Village Redevelopment Area. Please see the “Universal Standards” section of this Chapter for information on variances and criteria to be used in setting the standards for individual projects when a range is set forth for the subject standard.

Setbacks:

Front:	5 - 15 feet
Side:	5 - 10 feet 10 feet minimum street side
Rear:	5 - 10 feet

Open Space:

A minimum of 20% of property must be maintained as open space. The open space must be devoted to landscaped pedestrian amenities in accordance with the City of Carlsbad's Landscape Manual. Open space may be dedicated to landscaped planters, open space pockets and/or connections, roof gardens, balconies, patios, and/or outdoor eating areas. No parking spaces or aisles are permitted in the open space.

Building Coverage:

All projects: 60 to 80%

Building Height:

35' with a minimum 5:12 roof pitch.

45' maximum with minimum 5:12 roof pitch for any size project where a residence or commercial/office space is located over a parking structure.

Parking Requirements:

See Chapter 6 of the Village Design Manual for list of parking requirements by land use.

District is located within Zone 2 of the In-lieu Fee Parking Program, which means that properties within the District may be allowed to meet a portion of their on-site parking requirement by paying a fee.

The details of the In-lieu Fee Parking Program option for meeting on-site parking requirements are outlined in Chapter 6 of this Manual.

No outdoor storage is permitted within this District. Display of products outdoors must be consistent with standards set forth within this Design Manual or policies established by the Housing and Redevelopment Commission.

Existing residential structures converted to commercial purposes must be brought into conformance with Title 18 of the Carlsbad Municipal Code.

Any lot proposed for non-residential development, which adjoins an existing residential lot, shall have a solid masonry wall installed along common lot lines. Also any non-residential development constructed on Oak Avenue shall be designed in a manner, which respects the area's residential character.

Other Miscellaneous Requirements:

DEVELOPMENT STANDARDS
